

BY adding to

Article - Commercial Law
Section 13-316
Annotated Code of Maryland
(1983 Replacement Volume and 1986 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article - Commercial Law

13-316.

(A) (1) IN THIS SECTION, THE FOLLOWING TERMS HAVE THE MEANINGS INDICATED.

(2) -- "ASSIGNEE" MEANS ANY HOLDER WHO HAS ACQUIRED A MORTGAGE FROM ANOTHER HOLDER, WHETHER BY PURCHASE, DISCOUNT, PLEDGE, LOAN, OR OTHERWISE.

(3) -- "HOLDER" MEANS ANY PERSON WHO HOLDS A MORTGAGE.

(4) (2) "MORTGAGE" INCLUDES A MORTGAGE, DEED OF TRUST, SECURITY AGREEMENT, OR OTHER LIEN ON 1 TO 4 FAMILY RESIDENTIAL REAL PROPERTY ESTATE LOCATED IN THIS STATE.

(3) "SERVICER" MEANS A PERSON RESPONSIBLE FOR COLLECTION AND PAYMENT OF PRINCIPAL, INTEREST, ESCROW, AND OTHER MONEYS UNDER AN ORIGINAL MORTGAGE.

(B) (1) -- THE NOTICE REQUIRED UNDER THIS SUBSECTION MUST BE MADE IN WRITING BY THE HOLDER ON THE MAKING OF A MORTGAGE OR BY AN ASSIGNEE WITHIN 3 DAYS OF ACQUIRING A MORTGAGE.

(2) -- THE WRITTEN NOTICE TO THE MORTGAGOR SHALL CONTAIN THE FOLLOWING:

(B) WITHIN 7 DAYS OF ACQUIRING MORTGAGE SERVICING, A SERVICER SHALL SEND TO THE MORTGAGOR A WRITTEN NOTICE CONTAINING THE FOLLOWING INFORMATION REGARDING THE MORTGAGE ON THE DATE OF TRANSFER:

(i) (1) THE ASSIGNEE'S ADDRESS NAME, ADDRESS, AND TELEPHONE NUMBER OF THE NEW SERVICER AND THE ADDRESS WHERE MORTGAGE PAYMENTS ARE TO BE FORWARDED;

(ii) (2) THE STATUS OF THE MORTGAGE AND ANY RELATED ESCROW ACCOUNT AS OF THE DATE OF ACQUISITION BY THE ASSIGNEE PRINCIPAL BALANCE AND ESCROW BALANCE;